

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON SEPTEMBER 15, 2021  
*(Approved October 20, 2021)*

The Planning Commission held their monthly meeting on Wednesday, September 15, 2021. Present for the meeting were Walter Woessner, Lance Parson and Larry Tietjen. Kathryn Alexis, and Paul Lacon were absent. Also present were Mark Hosterman, Township Solicitor, Rick Tralies, Township Planner, Brady Flaharty, Township Engineer and David Kraynik, Township Manager.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

**AGENDA**

Mr. Woessner proposed to change the order of the agenda under item three so the meeting would flow better. The Planning Commission members were all in favor.

**MINUTES**

Mr. Woessner proposed the Planning Commission members approve the minutes from the July 21, 2021 meeting. Mr. Parson made the motion, Mr. Woessner seconded the motion, Mr. Tietjen abstained, minutes not approved due to lack of quorum. The minutes for August 18, 2021 were not accepted. Mark Hosterman suggested we need a majority of the commission to approve the August and July minutes and that they go back on the agenda for approval at the October meeting.

**CITIZEN COMMENTS**

There were no Citizen Comments.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

**SUBDIVISION AND LAND DEVELOPMENT**

Consideration of Review of Artisan Construction Group Major Preliminary Subdivision/Land Development Plan for Coventry Chase Townhomes (Painter Tract B) 245 Ellis Woods Road

Mr. Woessner asked for the team to look at sheet "2" and to review the number of parking spaces available as there was a dispute over this at the last meeting.

John Iannozzi, attorney for Artisan Construction Group, and Mr. Vic Kelly stated they revised their plans from the last meeting after speaking with the Fire Chief and they are proposing there will be three parking stalls per unit with 61 visitor parking stalls. Mr. Woessner stated his calculation is they need 84 visitor spots and that 61 is not sufficient to meet their needs. Mr. Iannozzi stated the code did not require that. Mr. Keller stated each unit would be able to park four cars (two per garage) with two in driveway. Mr. Woessner does not feel 61 visitor parking stalls is sufficient. Mr. Hosterman suggested, the township traffic engineer take a look at the Code and make a recommendation that can be discussed with the Artisan engineers in the interim, and for the team to table this topic for another meeting.

John Iannozzi, next discussed emergency access. They sent a letter to the property management group and have not heard back from anyone. They are aware the community behind them did not want emergency access to be connected to their development. They also heard from the neighbors they want buffering and site lines addressed.

Mr. Keller stated they spoke with Ray Kolb and the Fire Chief and the biggest concern was emergency access as the entrance way was too constrictive. The right of way that was initially designed is no longer available as the township did not take dedication of the road and it was turned over to the HOA. The HOA made it a part of the open space. The approach they are going to take is

to shift the location of some of the buildings to open up the entrance way for better access. By shifting these units further back the entrance way will be increased 40 feet which will make it easier for fire trucks to gain access to the community. This shift in location will also improve and address the buffering that the community was concerned about at the last meeting.

Mr. Hosterman wanted to know if there was any concern about the emergency access from any of the other consultants. Mr. Iannozzi stated they spoke with the Fire Marshall and they sent the new proposal to him for his approval based on his recommendations. Mr. Hosterman asked if 40 feet was wide enough, would 46 feet be a better width? His concern is 40 feet would not be wide enough for a fire truck to turn around.

Mr. John Yurick asked, is there any other emergency access if the main entrance were blocked? Mr. Keller stated there is no other access available.

Mr. Lance Parson stated, if the Fire Department is satisfied with the recommendation, then leave the plan as is.

Mr. Brady Flaharty requested having the Fire Marshall put something in writing.

A resident asked how many fire hydrants will be provided. Brady stated he believes there will be three (3) hydrants as all units need to be within 600 feet of a hydrant.

The Esposito's (Joseph & Katrina), elevated a concern regarding stormwater basin that's adjacent to their property line. Mr. Keller stated, they are rerouting the stormwater to ensure it is spread throughout the site. There will be smaller pools of water and they will be able to bring the bottom of the basin up. They have moved it 15-30 feet away from the property line and they also moved the walking trail to ensure that was not near the Esposito's property as well.

One of the other concerns was regarding how is this community going to look from the neighbor's perspective. Artisan used a small drone to access the area with regard to buffering. By using this technology, they feel they will be able to provide enough buffering to keep the residents of the area happy. They will use a combination of evergreen, shrubs, and deciduous trees (+900) to ensure there is plenty of buffering.

Lastly, Mr. Iannozzi reviewed the waivers.

1. Township specifies 52' right-of-way: Artisan is going with a 46' right-of-way as all streets are private and owned and maintained by the HOA.
2. Single access street - No feasibility to get thru street and there will be no parking on streets.
3. First 600' as a single access.
4. n/a
5. n/a
6. Offset Intersection: Per John Yurick, due to location no offset intersection will be created.
7. Street trees: Per Rick Tralies, generally okay with their proposed plan. However, no trees to be planted on shared neighbor lot lines to avoid issues in the future.
8. n/a
9. The developer is requesting a blanket easement so they can spread the BMPs throughout the property in order to make the basins smaller. This request is tied to the Esposito's original concern over the stormwater basin that's closest to their property. In order to appease the resident, the developer is willing to spread out the BMPs throughout the property so the basin that's closest to the Esposito's home can be reduced in size.
  - a. Mark Hosterman asked: If there are any BMPs within 20' of any of the townhomes? He also wanted to know if any of the BMPs will have a border or if they don't have a border, are they at least 20' from the buildings?

- b. Brady Flaharty stated: They need to be at least 25' from the structure per the ordinance.
  - c. Mr. Iannozzi stated: If the Planning Commission wants fences around any of the BMPs they are willing to install them.
10. Final occupancy permits – Artisan is looking for relief as there are 112 townhomes being built. Per Brady, he recommends this waiver not be adhered to, as it does not make sense to make the developer wait until all 112 townhomes are constructed before they allow occupants to take ownership.
11. Street trees should be installed 2-4 feet behind the right of way. Per Rick Tralies: He wants to see a good faith effort with spacing. Rick does not want a blanket effort. He is requesting a waiver be submitted with exact width apart. He is willing to bend on species and quantity of trees.

Mr. Larry Tietjen stated there are some Class 2 & 3 historic properties near this area. He wants to be sure that the BMPs are not within 100 feet of these properties. Mr. Tietjen would like to know if Artisan would be willing to attend the next Historic Committee meeting.

Mr. Iannozzi asked if the resolutions could be completed by the next meeting. Mr. Hosterman stated, depending on what the plans look like, they might be able to complete this in time.

Resident, Lisa Herbst asked a question regarding the traffic study that was sent out. She wanted to know if the team could discuss this and share the info with the group. Mr. John Yurick stated, they did a study, looked at school traffic, normal traffic patterns, and reviewed historical data as well. He stated there will not be a significant impact to the area. Ms. Herbst is concerned with the traffic that will be generated from Harley and Ellis Woods. Ms. Herbst also asked how the township can work with the state to control the speed on East Cedarville. The residents that were attending (Mr. Justin McAdams, Bonnie & James Ehrhart, Lisa Herbst, and Mr. and Mrs. Esposito), asked if a stop light could be installed. Mr. Iannozzi stated, they did request a 35 mile an hour speed limit be installed to help control the speed in that area.

## **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

### Update on Growing Greener Revised Draft Ordinances

Mr. Tralies stated he and Mr. Flaharty have reviewed the ordinances. Mr. Tralies was able to make the 27,000 square foot lots work, however he was not able to get down to the 10-12,000 square foot lots to work. The smallest he can go is about 25,000 square feet. Mr. Tralies said the density does not depend on the lot size. He needs to go back and make adjustments. Mr. Flaharty asked if the Township was obligated to anything if a developer can't get areas to work. Per Mr. Tralies, if things don't work quite right for the developer, they are not guaranteed the maximum number of units. For legal review, Mr. Tralies feels they are set and he and Mr. Hosterman can dive in more deeply on this and try to be ready for October. Mr. Hosterman stated he would make a concerted effort to be prepared by next month. Mr. Woessner asked if they would be able to make it by the end of the year, per Mr. Hosterman, possibly. It will depend on the number of comments they need to work through.

### Continued Review of Ordinance 251

Mr. Hosterman stated it was his hope they could wrap up the ordinance tonight and walked through the redlined version with the team. Changes were made to two sections.

- Font size 10 was changed to 0.07 inches.
- Mr. Woessner is requesting the waiver letter be submitted at the same time the preliminary plan is submitted. Mr. Hosterman stated he would add that per Walt's request. This change will save people a lot of money for minor subdivision requests.
- Page nine of the redlined ordinance – mirror's the language exactly of the municipality planning code.

Mr. Parson made a motion to accept these changes, Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

**ADJOURNMENT**

Mr. Parson moved to adjourn the meeting at 8:40 pm. Mr. Tietjen seconded the motion. The motion carried with a 3-0-0 vote.

Respectfully submitted,

Lisa Angelucci  
Secretary